

## PLANNING BOARD

Minutes - July 10, 1972

Members Present: Herndon, Cogswell, Evans, Heath, Hicks, Kulmala, Thomson

The Board signed a plot plan presented by Jean Berry for transfer of a small piece of land in a subdivision (approval not required) currently owned by David C. Stewart.

Terry Herndon reported that confirmation has been received that the Conservation Commission is getting money from the Ford Foundation for study and definition of wetlands. It is hoped that by combining this information with the assessors' maps, the Planning Board will get a better definition of wetlands zoning.

The Assessors have received some bids for their mapping project and there are some estimates on contour lines at 2 foot intervals around swamps for \$2,500.00 - \$4,000.00. There will be no high water lines unless they are placed by local people. These contour lines are desired for 15 swamp or wetlands areas and for 5 streams in Carlisle. Some of the bidders on this mapping would like to do their own aerial photography. Forrest Hicks reported that Bill Geisentanner of MAPC has infrared pictures of Massachusetts, east of Worcester, which could be available to the town.

Kay Kulmala reported that the L.T.C.R.C. had been discussing what a town engineer could do for Carlisle. Apparently S.I.L.C. has discussed the possibility of several towns going together to hire an engineer. The question was raised could one person conceivably be an engineer and health inspector. L.T.C.R.C. has also discussed the type of site needed for future fire, police and town offices. They have also mentioned the desirability of a land bank for the town - land for municipal use other than conservation. The group would like to know the Planning Board's feelings on such a land bank.

There was no report on S.I.L.C. activities.

It was reported that the Board of Selectmen have agreed to accept a compromise offer of \$250.00 to finish off the job in the DeBonis subdivision. This check will be placed in a Highway Department account and the Highway Department will complete the work. Thus, this subdivision can be brought in for acceptance at Town Meeting. It is the policy of the Board of Selectmen that road acceptances take place at annual Town Meeting. However, the Planning Board recommends that this subdivision go to the earliest possible Town Meeting. It was mentioned that a new section of Autumn Lane is allegedly ready for acceptance except for one question that Dave Perley

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has on this. Perhaps this section can also be ready for the same Town Meeting. It was suggested that the residents of Pine Brook Road should be advised to have that road ready for acceptance at the same meeting.

Cal-Mor subdivision off East Riding Drive is being worked on again. As a result of an accident there, grid drainage covers will be used in the future.

Several of the roads and the fire hole in the J. & E. Subdivision have been roughed in and work is progressing rapidly. The utility pole at the intersection of Skelton Road and River Road should be moved soon. An additional easement was received by the Town from J. & E. on an ancient town bound.

Word has been received that the Acton Conservation Commission has been offered the opportunity to purchase a 100 acre plot of land on the Acton-Carlisle line. There is no access to the land in Acton but frontage exists on Log Hill Road and Woodland Road. The price is too high (\$1800. per acre) for Acton and the seller is threatening to subdivide with the access road being in Carlisle. This will have to come before the Carlisle Planning Board if the plot is to be subdivided. The traffic from this area could empty into Log Hill Road. It is believed that there is also a 25 acre plot with access on Pope Road. Bob Thomson feels this land should be conservation land as it would put a keyhole in already owned Acton conservation land. The land was purchased knowing it was land-locked. Woodland Road and Log Hill Road were intentionally not taken to the boundary line between the two towns so they would not be cut through. This possible subdivision would be putting a great deal of traffic on country roads. Also, Acton would be forcing Carlisle to improve the roads as Acton would have to use Carlisle's roads for fire trucks and school buses.

The Planning Board was not interested in putting their own report in the new town newspaper. However, if a member of the Board would like to write the articles and then bring them in to meeting for discussion, they may do so.

The group then continued with the "Planning Board Rules and Regulations Review - 1972" dated March 14, 1972.

(1) b. After discussion on the proposal to eliminate Section 6 - Small Subdivisions, it was voted to drop the small subdivision regulation. The vote was: To drop - Heath, Herndon, Hicks, Kulmala; Not to drop - Cogswell,

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Evans and Thomson. If the Board finds in the future that a mistake has been made, then the regulation can be reinserted. Also, the question may come up again.

(2) a. "Completion Time Limit" - if there is not such a restriction, these subdivisions can run indefinitely. If you put a time limit in the Rules and Regulations, there can always be an extension granted to a contractor if he is complying. Consequently, the Board voted unanimously to insert a new paragraph, Section 3 B 10 to have a two year completion period on subdivisions.

(2) c. The Board agreed unanimously to insert in Section 3 B 2 q after "within 40' of the sidelines of such street" add; "including trees of major size and shrubbery that impairs sightlines and visibility at corners and intersections."

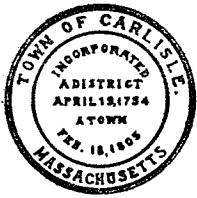
(2) d, e, f. The Board feels that in order to preserve the character of the land and the antiquity of the town that some place there should be written that the Definitive Plan should include certain unique features of the land such as ancient or very large trees, prominent rock outcroppings, large erratic boulders, ancient cellar holes and other historical landmarks. If these do not appear on the Plan, the features could easily be lost. The Board will check into the legality of such a request.

The Board went into Executive Session at 10:15 P.M.

Respectfully submitted,



Patricia A. Macqueene



# Town of Carlisle

MASSACHUSETTS 01741

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Office of  
PLANNING BOARD

July 5, 1972

A G E N D A

Planning Board Meeting

Robbins School

Monday, July 10 - 8:00 p.m.

1. New business.
2. Report on Conservation Comm. Ford Foundation funding status K.K. - T.H.
3. Report on Assessor's Mapping - Wetlands Mapping T.H.
4. Summary of LAT.C.R.C. activities KAK.
5. Summary of S.I.L.C. activities R.T.
6. Report on DeBonis subdivision situation T.H.
7. J. and E. subdivision progress report T.H.
8. Report on possible subdivision activity on Carlisle-Acton line T.H.
9. Rules and Regulations revisions
10. Executive Session